

ORDINANCE NO. 020509-31

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF LOOP 360 AND PLAZA ON THE LAKE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO MULTIFAMILY RESIDENCE LIMITED DENSITY-CONDITIONAL OVERLAY (MF-1-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to multifamily residence limited density-conditional overlay (MF-1-CO) combining district on the property described in File C14-02-0012, as follows:

A 21.273 acre tract of land, more or less, out of a 71.82 acre tract of land conveyed to Nalle Bunny Run Farm Family Ltd. by deed, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as the property located at the southwest corner of Loop 360 and Plaza on the Lake, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence limited density (MF-1) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on May 20, 2002.

PASSED AND APPROVED

May 9, 2002

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§
§

Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

21.273 ACRES
ZONING TRACT
NALLE TRACT

FN. NO. 02-003 (MTH)
January 2, 2002
BPI JOB NO. 1219-01

EXHIBIT A

DESCRIPTION

OF A 21.273 ACRE TRACT OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 71.82 ACRE TRACT OF LAND CONVEYED TO NALLE BUNNY RUN FARM FAMILY LIMITED PARTNERSHIP BY DEED OF RECORD IN DOCUMENT NO. 1999026119 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 21.273 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the westerly right-of-way line of Capital of Texas Highway - Loop 360 (R.O.W. Varies), being the southeasterly corner of Plaza on the Lake, a private Right-of-Way dedicated by plat of record in Volume 84, Page 163D of the Plat Records of Travis County, Texas, same being the northeasterly corner of said 71.82 acre tract of land and hereof;

THENCE, leaving the southerly right-of-way line of Plaza on the Lake, along the westerly right-of-way line of Capital of Texas Highway - Loop 360, being the easterly line of said 71.82 acre tract and hereof, the following three (3) courses and distances:

- 1) S30°01'23"W, a distance of 544.97 feet to a concrete highway monument found;
- 2) S20°35'16"W, a distance of 303.93 feet to a concrete highway monument found;
- 3) S30°02'34"W, a distance of 172.84 feet to a railroad spike found at the northeasterly corner of Lot 1, Block "A" Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, a subdivision of record in Document No. 200000160 of said Official Public Records, being the southeasterly corner of said 71.82 acre tract and hereof;

THENCE, leaving the westerly right-of-way line of Capital of Texas Highway - Loop 360, along the northerly line of said Lot 1, Block "A", being a portion of the southerly line of said 71.82 acre tract and the southerly line hereof, the following three (3) courses and distances:

- 1) N35°03'59"W, a distance of 588.30 feet to a 1/2 inch iron rod found;
- 2) N34°56'20"W, a distance of 179.01 feet to a 1/2 inch iron rod found;

- 3) N35°08'01"W, a distance of 392.10 feet to a 1/2 inch iron rod found for the southwesterly corner hereof, from which a 1/2 inch iron rod found at the common northerly corner of said Lot 1, Block "A" and Lot 2, Block "A" of said Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, bears N35°08'01"W, a distance of 14.80 feet;

THENCE, N30°14'08"E, leaving the northerly line of said Lot 1, Block "A", over and across said 71.82 acre tract for the westerly line hereof, a distance of 838.63 feet to a 1/2 inch iron rod with cap set in the southerly line of Lot 7 Hermosa Office Park P.U.D., a subdivision of record in Volume 84, Page 163D of the Plat Records of Travis County, Texas, being the northerly line of said 71.82 acre tract and the northwesterly corner hereof, from which a PK Nail found at the southwesterly corner of said Lot 7, being an interior ell corner of said 71.82 acre tract, bears N37°51'39"W, a distance of 66.36 feet;

THENCE, along the southerly line of said Lot 7 and said Plaza on the Lake, being the northerly line of said 71.82 acre tract, for the northerly line hereof, the following three (3) courses and distances:


- 1) S37°51'39"E, a distance of 137.12 feet to a 1/2 inch iron rod found;
- 2) S43°30'09"E, a distance of 21.86 feet to a 1/2 inch iron rod found;
- 3) S43°30'34"E, passing at a distance of 322.26 feet a 1/2 inch iron rod found at the southeasterly corner of said Lot 7, and continuing for a total distance of 887.10 feet to the **POINT OF BEGINNING**, containing an area of 21.273 acres (926,642 sq. ft.) of land, more or less, within these metes and bounds.

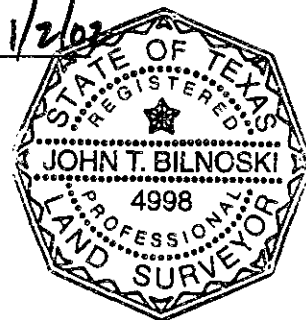
Bearing Basis:

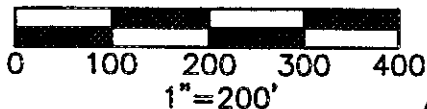
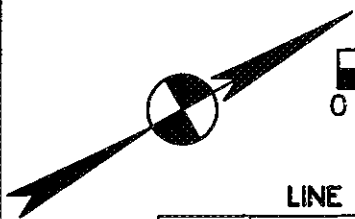
The basis of bearings is the easterly line of Lot 5 Hermosa Office Park P.U.D., a subdivision of record in Volume 84, Page 163D of the Plat Records of Travis County, Texas.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746

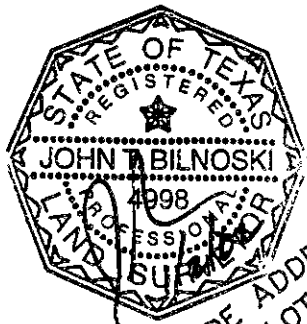

JOHN T. BILNOSKI
NO. 4998
STATE OF TEXAS





LINE TABLE

No.	Bearing	Distance
L1	S37°51'39"E	137.12'
L2	S43°30'09"E	21.86'
L3	N35°08'01"W	14.80'



LAKE SIDE ADDITION,
AMENDED PLAT OF LOTS 40, 41, 42,
45, 46, 49, 50, 53 AND 54
25, DOC. NO. 200000160

LOT 2
BLOCK "A"

REMAINING PORTION OF 71.82 ACRES
NALLE BUNNY RUN FARM
FAMILY LIMITED PARTNERSHIP
DOC. NO. 1999026119

21.273 ACRES
(926,642 SQ. FT.)

PORTION OF 71.82 ACRES
NALLE BUNNY RUN FARM
FAMILY LIMITED PARTNERSHIP
DOC. NO. 1999026119

LOT 1
BLOCK "A"

RAILROAD
SPIKE

S30°02'34"W
172.84'

S20°35'16"W
303.93'

S30°01'23"W 544.97'

P.O.B.

CAPITAL OF TEXAS HIGHWAY — LOOP 360

(R.O.W. VARIES)

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MONUMENT FOUND
- ▲ PK NAIL FOUND
- P.O.B. POINT OF BEGINNING

TIE
N37°51'39"W
66.36'

N30°14'08"E 838.63'

LOT 7

HERMOSA OFFICE PARK P.D.D.
VOL. 84, PG. 163D
LOT 3

BEARING BASIS

PLAZA ON THE LAKE

S43°30'34"E 887.10'
ON LINE
564.84'

LOT 3

Bury+ Partners
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0911 Fax 512/328-0326
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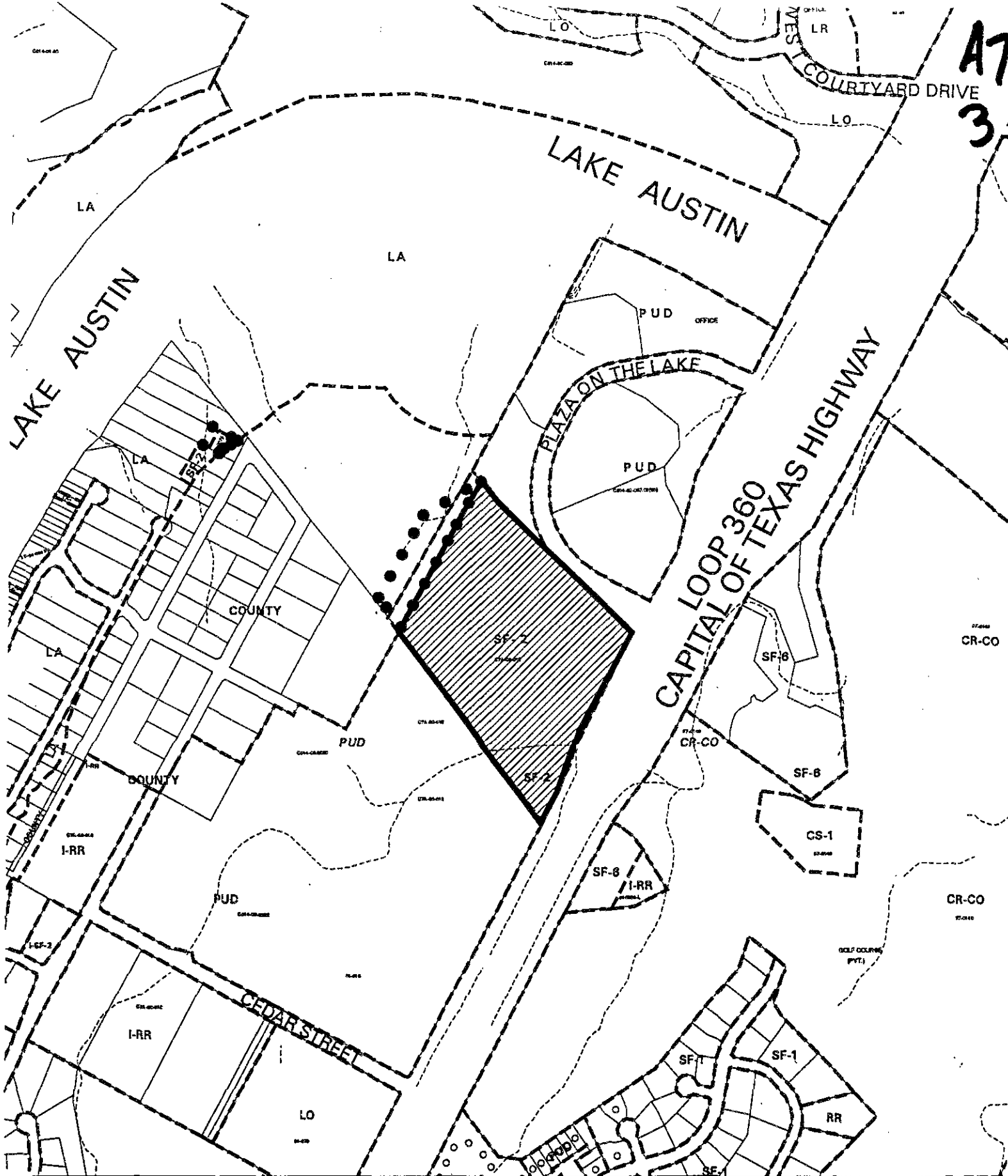
SKETCH TO ACCOMPANY DESCRIPTION

OF 21.273 ACRE TRACT OF LAND BEING A PORTION OF
THAT CERTAIN 71.82 ACRE TRACT OF LAND CONVEYED
TO NALLE BUNNY RUN FARM FAMILY LIMITED
PARTNERSHIP BY DEED OF RECORD IN DOCUMENT NO.
1999026119 OF THE OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS

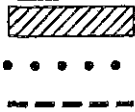
LARRY PEEL BUILDER

NALLE TRACT

A7
3



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: G. RHOADES



CASE #: C14-02-0012

ADDRESS: NALLE TRACT DEVELOPMENT

SUBJECT AREA (acres): N/A

ZONING EXHIBIT B

DATE: 02-01

INTLS: SM

CITY GRID
REFERENCE
NUMBER
F29

1" = 600'